



2 Wayfarers Cottage
South Creake | Norfolk | NR21 9PU

THE PERFECT BOLTHOLE



In the popular village of South Creake only a 10-minute drive from the celebrated North Norfolk coast, this superbly presented modern mid-terraced property is located in a quiet setting away from the road with delightful views of the surrounding farmland to the rear. Offering three bedrooms, a conservatory and a manageable private garden, it is low maintenance and a “lock and leave” home which has served as a very successful holiday let in recent years but would be equally perfect as a main residence or weekend retreat. With off street parking to the front and the convenience of being a minutes’ walk of the newly refurbished village pub, early viewing is highly recommended.







- A modern terraced house found in this highly sought North Norfolk Village setting
- Entrance Porch, Hall, WC, Kitchen, Sitting Room and Conservatory
- Three Bedrooms, Bathroom, Garden and Parking
- Ideal investment property
- Total Accommodation extends to 967sq.ft
- Energy Rating D

Modern and Comfortable

We bought the house in 2014 when we were just moving to Norfolk," the present owners said. "It appealed because it's modern and low maintenance in a popular village (with a brand-new village hall at the time), and in a pretty setting with good dog walking, and it's also only a few miles from Burnham Market." Offering three bedrooms, a conservatory from which to enjoy the low maintenance and private garden, it truly is a "lock and leave" home which has produced an impressive yield from holiday lettings giving it investment potential, although it is equally perfect as a weekend retreat or family home.



"It's a spacious, very light and warm modern property which was the perfect first home for us in Norfolk. We added the conservatory to provide a dining room," the owners explained, adding that, "The loft could be converted, and the rear access is very useful."

The property is located away from the road behind the newly refurbished Ostrich Inn. "This is important as we have dogs and cats, and guests have children. The restricted byway "Crocker's Lane" is accessed directly from the front of the property and is about one and a half miles up a farm track to Waterden hamlet. So it's very useful for dog walking."

When asked what they'll miss about their property, the owners replied, "The open fire in winter, and the joy of rearing our first litter of eight Vizsla puppies in the cottage is a particularly happy memory!"

Outside

“The garden gets full morning sun, as does the conservatory. It backs onto farmland and the views from upstairs are peaceful and always a delight,” the owners remarked. Outside, the property has off-road parking space in front of the house and a pathway leads to the front door. The rear garden is enclosed, with a barbecue area and a gate to the rear path and side access.

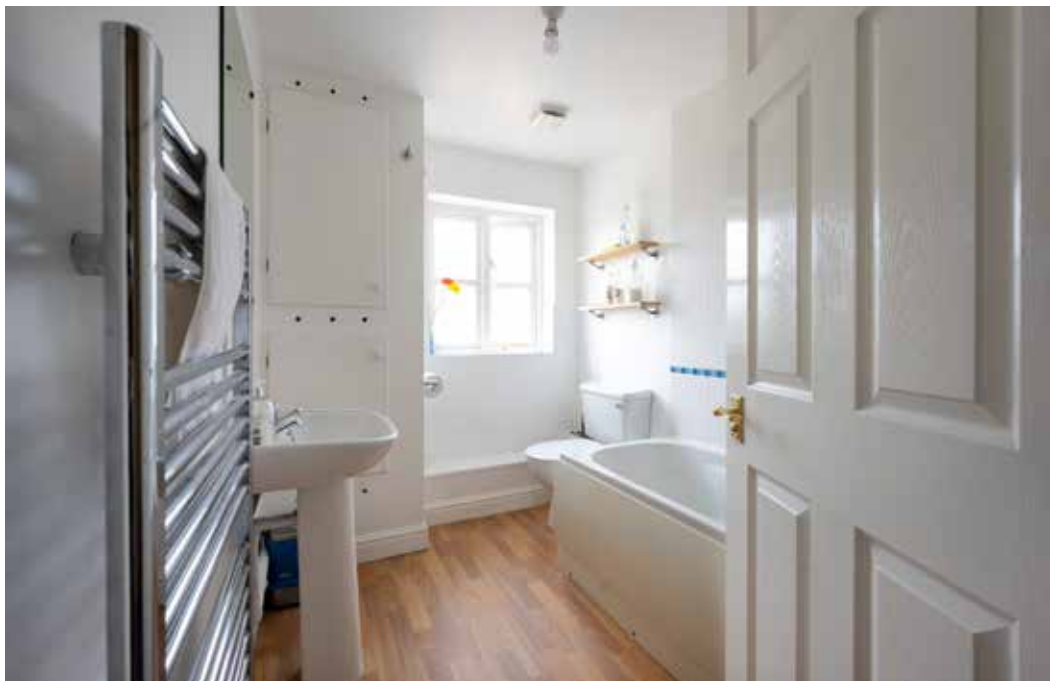
Village and Around

“South Creake is well located for Holkham and Burnham Market. South Creake itself has a new village hall, tennis courts, a popular pub, a children’s play area on the village green and ducks in the stream, all immediately opposite Meadow Rise,” the present owners said. Located in the valley of the River Burn, South Creake is ideally positioned for access to the celebrated North Norfolk coast with its beaches, walks and wildlife. It is also within easy driving distance of the Georgian town of Burnham Market which offers further amenities if required, including a doctors’ surgery, a primary school and post office, and a number of independent shops, bookshops, art galleries. Further facilities are available in the market town of Fakenham which is approximately six miles away with a wide variety of shops, pubs and restaurants, the well-known Thursday Flea Market and the Fakenham Racecourse, Golf Course and Leisure Centre.







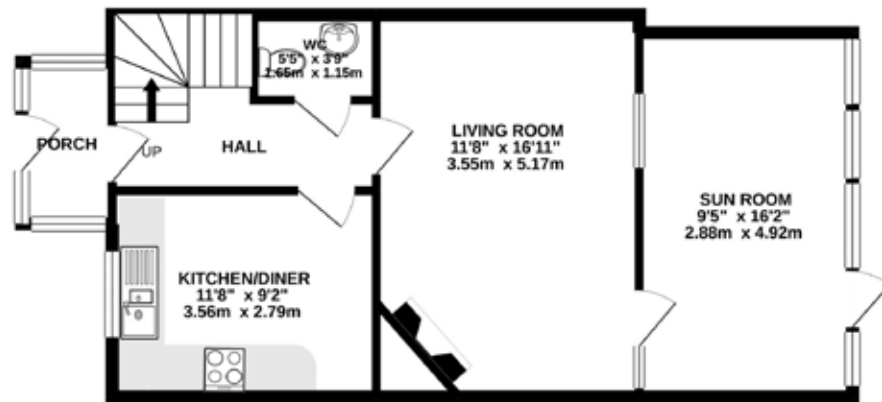




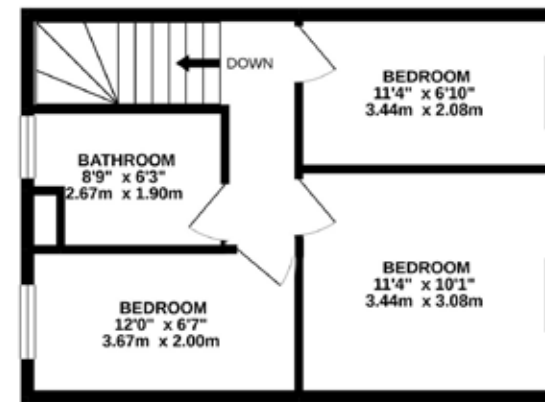




GROUND FLOOR
572 sq.ft. (53.1 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



2 WAYFARERS COTTAGES, SOUTH CREEK NR21 9PU

TOTAL FLOOR AREA : 967 sq.ft. (89.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. * These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed





On Your Doorstep...

South Creake lies approximately 5 miles south of Burnham Market. South Creake sits on the outskirts of Fakenham, a popular market town due to its situation between Norwich and the North Norfolk Coast. Having both the countryside and the coast so conveniently placed with a good shopping centre just a couple of miles away, makes this a particularly convenient location. Norwich has an International Airport with flights to many destinations, and train services direct to London.

How Far Is It To?...

South Creake lies approximately 5.6 miles to the north of the market and racecourse town of Fakenham in Norfolk. Travelling west, King's Lynn with its major shopping centre and main line connections to London (1 hour 40 minutes) is about 24 miles along the A148. The cathedral city of Norwich is 31 miles away, offering a range of cultural and leisure facilities. The beautiful North Norfolk coast, an area of outstanding natural beauty, is a short drive away.

Directions...

Leave Fakenham and take the B1355 towards South Creake. Once in the village turn right next to The Ostrich Inn and follow the road around where the property will be found in Meadow Rise.

Services

OFCH, Mains - Water & Drainage
 Kings Lynn and West Norfolk Borough Council
 The Property is Freehold



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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THE FINE & COUNTRY
FOUNDATION

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